

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Wheeler Development, LLC**
2075 VT RTE 14S
East Montpelier, VT 05651**Permit Number: WW-5-3720-2**

This permit affects the following properties in East Montpelier, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1-Existing	09-020.000	195-062-10843	12.61	Book:92 Page(s):453
1- Proposed			1.99	
3- Adjustment Area			10.62	

This project, consisting of the project consisting of amending WW-5-3720 & WW-5-3720 -1 to adjust the boundaries between Lot 1 of Wheeler Development, LLC and the land of Brian & Tracy Phillips, located at 2045 VT RTE 14S in East Montpelier, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the East Montpelier Land Records within thirty days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the East Montpelier Land Records.
- 1.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.
- 1.4 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permits and the stamped plan(s) prior to the conveyance of a lot.
- 1.5 All conditions set forth in WW-5-3720 and WW-5-3720-1 shall remain in effect except as amended or modified herein.
- 1.6 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.7 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.



2. BOUNDARY LINE ADJUSTMENT

- 2.1 The boundary line adjustment of the properties shall be completed as shown on the plans and/or documents prepared by Craig D. Chase, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Boundary Line Adjustment	BLA 1	10/25/2021	

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

3 DESIGN FLOW

- 3.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	4-Bedroom Single Family Residence	490	360
1	Existing	Barn / Office – 5 employees	75	75


4 WASTEWATER SYSTEM

- 4.1 All wastewater disposal conditions for lot 1 set forth in Permit Number(s) WW-5-3720-1 shall remain in effect except as amended or modified herein.
- 4.2 A future replacement wastewater area for lot 1 is identified on the stamped plan(s). There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 4.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

5. POTABLE WATER SUPPLY

- 5.1 All water supply conditions for lot 1 set forth in Permit Number(s) WW-5-3720-1 shall remain in effect except as amended or modified herein.

Peter Walke, Commissioner
Department of Environmental Conservation

By 
Carl Fuller, Environmental Analyst VII
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Dated March 22, 2022

cc: Craig D. Chase